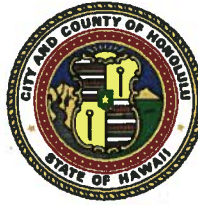


PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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DEAN I. HAZAMA

March 25, 2014

The Honorable Ernest Y. Martin
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:


SUBJECT: Request for a Change in Zoning from the B-2 Community Business District with a Height Limit of 40 Feet to the A-2 Medium-Density Apartment District with a Height Limit of 40 Feet; Kaneohe; Tax Map Key: 4-6-11: 46

The Planning Commission held a public hearing on March 5, 2014 on the above subject matter. There were no written testimonies; two oral testimonies, in support of the proposal, were received. The public hearing was closed on March 5, 2014.

The Planning Commission voted on March 5, 2014 to recommend approval of the request with the conditions recommended by the Director of the Department of Planning and Permitting (DPP).


Attached is the report from the Director of the DPP and the original copy of the draft Bill.

Sincerely,

for 
James Pacopac, Acting Chair
Planning Commission

JP:gct
Attachments

APPROVED:


Kirk Caldwell
Mayor

APPROVED:


George I. Atta, FAICP, Director
Department of Planning and Permitting


Ember Lee Shinn
Managing Director

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Authorization George I. Atta
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Public Hearing March 5, 2014

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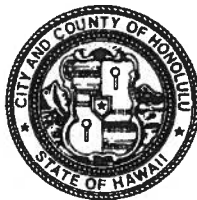
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KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR DESIGNATE

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

February 10, 2014

2013/Z-9 (ts)

MEMORANDUM

TO: Ka'iulani K. Sodaro, Chair
and Members of the Planning Commission

FROM: *George I. Atta*
George I. Atta, FAICP, Director

SUBJECT: Request for a Change in Zoning from the B-2 Community Business District with a Height Limit of 40 Feet to the A-2 Medium-Density Apartment District with a Height Limit of 40 Feet; Kaneohe; Tax Map Key: 4-6-11: 46

Transmitted for appropriate action is our report and recommendation for a proposed zone change. The Applicant, MW Group, Ltd., proposes to change the zoning of approximately 1.6 acres of land within a 4.8 acre parcel (Tax Map Key: 4-6-11: 46) from the B-2 Community Business District with a height limit of 40 feet to the A-2 Medium-Density Apartment District with a height limit of 40 feet.

The purpose of the proposed zone change is to develop senior assisted living housing, which is not allowed in the B-2 District. If the zone change is granted, this project will need to obtain a Conditional Use Permit (CUP)-Major, which will require further review and public input.

The Kaneohe Neighborhood Board No. 30 did not take a position on the proposed zone change. The Department of Planning and Permitting (DPP) believes that the recommended conditions of approval and/or subsequent Conditional Use Permit process will adequately address the issues raised in the Report. Therefore, the DPP recommends approval, subject to conditions relating to transportation, affordable housing, subdivision, and other standard conditions.

Please review the report and recommendation and forward them, together with your findings and recommendation through the Mayor, to the City Council.

GIA:js

Enclosure

cc: Ember Lee Shinn, Managing Director
MW Group, Ltd.
PlanPacific, Inc.

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

2014 FEB 13 AM 9 56

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 MW GROUP, LTD.)
 FOR A ZONE CHANGE FROM B-2)
 COMMUNITY BUSINESS DISTRICT)
 TO A-2 MEDIUM-DENSITY)
 APARTMENT DISTRICT)
)

FILE NO. 2013/Z-9

FINDINGS OF FACT, ANALYSIS,
CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT	:	The Plaza at Kaneohe
APPLICANT	:	MW Group, Ltd.
LANDOWNER	:	Bernice Pauahi Bishop Estate Trust
AGENT	:	PlanPacific, Inc.
LOCATION	:	46-64 Alaloa Street, Kaneohe, Oahu (Attachment 1)
TAX MAP KEY	:	4-6-11: 46 (portion)
LAND AREA	:	Parcel 46: Approximately 4.8 acres (209,175 square feet) Zone Change: Approximately 1.6 acres (69,576 square feet)
RECORDATION	:	Land Court
STATE LAND USE DISTRICT	:	Urban District
EXISTING ZONING	:	B-2 Community Business District (Attachment 1)

SPECIAL MANAGEMENT AREA:	Not in the Special Management Area
SUSTAINABLE COMMUNITIES : PLAN AREA AND LAND USE DESIGNATION	Site is within an area designated as Regional Town Center (commercial core area) in the Koolau Poko Sustainable Communities Plan
PUBLIC INFRASTRUCTURE MAP	: Kaneohe Park-and-Ride Facility (Windward Mall) planning in the vicinity of Windward Mall (Symbol No. 13) (Attachment 2)
FLOOD HAZARD DISTRICTS	: Zone X
EXISTING USE	: The site (Parcel 46) is currently used as additional parking for Windward Mall, temporary storage location for new cars, and recycling center.
SURROUNDING LAND USE	: Haiku Road is located to the north; across the road is a residential neighborhood (zoned R-5). Alaloa Street is to the east; across the street is Windward Mall (zoned B-2) and a small cemetery (zoned P-2). South of the site is a tributary of Keaahala Stream; across the channel are industrial uses (zoned I-2). West of the site is Heeia Elementary School (zoned R-10).

- B. Proposal. The Applicant is proposing to change the zoning of approximately 1.6 acres (69,576 square feet) of land within a 4.8 acre (209,175 square feet) parcel (Tax Map Key [TMK]: 4-6-11: 46) from the B-2 Community Business District to the A-2 Medium-Density Apartment District. The Applicant is not asking for a change in the maximum building height limit, which is 40 feet.

The purpose of the proposed zone change is to develop a senior assisted living housing, which is not allowed in the B-2 District. If the zone change is granted, the project will need to obtain a Conditional Use Permit (CUP)-Major, which requires further review and public input. The subject property will also be subdivided, consistent with the proposed zoning district boundary, and leased to the Applicant.

The senior assisted living facility would include approximately 118 rental units, serving approximately 150 residents, in one four-story building with 42 off-street parking stalls. The facility would accommodate senior residents who require assisted living care as well as some requiring memory care.

- C. Background. In 1978, a zone change (77/Z-10) to the current B-2 District resulted in a Unilateral Agreement (UA), under Ordinance 78-6, that affected the subject property (see Section III, B, 6 of this report for more info). The subject property was also part of the Windward Mall subdivision in 1981 that created four lots (81/SUB-152).

An archaeological assessment of the project area indicates past agricultural uses (see Section III, C, 2 of this report for more info). The site was also recently used as a temporary preschool for Kamehameha Schools until 2009.

The project intends to utilize the site's vacant land and provide an opportunity for senior residents in Windward Oahu to remain in their community, while living in one of Kaneohe's major activity centers.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Land Uses.

1. Location and Current Use. On December 9, 2013, the Department of Planning and Permitting (DPP) staff conducted a site visit. The site is located on the southwest corner of Haiku Road and Alaloa Street. Access is from Alaloa Street.

The subject property (TMK: 4-6-11: 46) is almost entirely paved with asphalt and currently used as additional parking for the Windward Mall (the site is sometimes referred to as the Windward Mall Auxiliary Parking Lot), a temporary storage location for new automobiles of the King Windward Nissan dealership, and a beverage container recycling center (taking up only a small footprint in the property's southeast corner). These uses are all allowed under the existing B-2 District. A six-foot tall chain link fence is situated along the north, west, and south borders.

The project area of the proposed zone change represents approximately 1.6 acres (33 percent) of the 4.8 acre subject property. This project area consists of a parking lot and two small storage sheds.

2. Topography. Based on City land use information and site inspection, the project area is characterized by mostly flat terrain (except for a small area along the western edge) with an elevation of approximately 115 feet to 130 feet above mean sea level, which gently slopes to the south and east toward Alaloa Street. The natural topography of the site has been significantly impacted by prior grading work done for the existing parking lot. Surrounding parcel elevations are roughly level with the project site, except for the Heeia Elementary School property (adjacent to the west) and cemetery (across Alaloa Street to the east), which are at slightly higher elevations. The Applicant will be required to comply with all current Federal, State, and City regulations to control erosion and storm water runoff during and after construction.
3. Soils. According to the U.S. Natural Resource Conservation Service (NRCS), the project area consists of Lolekaa silty clay, 3 to 8 percent slopes (LoB). This soil is well drained—permeability is moderately rapid, runoff is slow, and the erosion hazard is slight. The soil is used for

pasture, homesites, truck crops, bananas, and papayas. A small portion at the southern edge of the subject property, outside of the project area, consists of Hanalei silty clay, 2 to 6 percent slopes (HnB). On this soil, runoff is slow and the erosion hazard is slight.

Soil within the project site is not classified for agricultural suitability by the University of Hawaii Land Study Bureau (LSB) Detailed Land Classification or the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH).

A Phase 1 Environmental Site Assessment (ESA) was prepared for the Landowner in October 2011. The Phase 1 ESA concluded there is no indication of recognized environmental conditions on site due to past or present use of the subject property or surrounding properties.

4. Surrounding Uses. The subject property is located within Kaneohe's eastern commercial core area, surrounded by commercial, industrial, residential, and institutional uses. Haiku Road is located adjacent to the north and across the road is a residential neighborhood (in the R-5 Residential District). Alaloa Street is located adjacent to the east and across the street is the Windward Mall (in the B-2 District) and a small cemetery (in the P-2 General Preservation District). A tributary of Keaahala Stream is located to the south and across the channel is an industrial area (in the I-2 Intensive Industrial District). The Heeia Elementary School is located adjacent to the west (in the R-10 Residential District).

- B. Other Permits/Approvals Required. The Applicant will need to obtain all necessary City permits and approvals, including but not limited to:

1. City Approvals:
 - Building Permit.
 - CUP-Major – for special needs housing for the elderly use.
 - Storm Drain Connection License – for an indirect connection into the City's Municipal Separate Storm Sewer System (MS4).
 - Subdivision Permit – to create the zone change lot, consistent with the proposed zoning district boundary.

- C. Public Agency Notification/Comments. On November 15, 2013, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts on services provided" are identified with an asterisk (*). Significant comments received are addressed in Section III of this report.

All written responses received prior to the signing of this report are included in their entirety in **Attachment 3**. Comments received after the signing of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

1. City Agencies:
Board of Water Supply (BWS)+
Department of Community Services (DCS)*
Department of Design and Construction (DDC)*
Department of Emergency Management (DEM)+
Department of Environmental Services (ENV)*
Department of Facility Maintenance (DFM)
Honolulu Fire Department (HFD)+
Honolulu Police Department (HPD)*
Department of Parks and Recreation (DPR)+
Department of Transportation Services (DTS)+
2. State Agencies:
Department of Business, Economic Development & Tourism (DBEDT)
 Office of Planning
Department of Health (DOH)
 Environmental Planning Office (EPO)
Department of Land and Natural Resources (DLNR)
 Commission on Water Resource Management*
 Engineering Division+
 Historic Preservation Division+
 Land Division*
Department of Transportation (DOT)
Office of Hawaiian Affairs (OHA)

- D. Community and Adjoining Property Owners Notification/Comments. Pursuant to Section 21-2.40-2(b) (2), Revised Ordinances of Honolulu (ROH), the Applicant notified adjacent property owners of the proposed zone change. In accordance with the Land Use Ordinance (LUO), the Applicant presented the proposed zone change to the Kaneohe Neighborhood Board (NB) No. 30 on June 20, 2013 (before submitting the zone change application). Prior to the meeting, additional residents were sent notification of the proposed project, in excess of the LUO requirement, upon request by the NB Chair. The NB minutes indicated specific concerns about air flow, vehicular accidents and traffic, and building height. The NB was informed that the Applicant was still studying traffic impacts and will make the report available once complete. The NB was also informed that the height limit will not change and more studies may eventually be warranted as the project moves forward.

On November 15, 2013 the DPP mailed copies of the zone change application to the Kaneohe NB No. 30, Windward City Satellite City Hall, Koolaulupoko community organizations, and the Hawaiian Electric Company (HECO). Notices about the proposed zone change went out to media sources, area elected officials, island-wide organizations, and other stakeholders.

The Kaneohe NB No. 30 did not take a position on the proposed zone change. One public comment from a resident in opposition to the proposed zone change has been received by the DPP. State Senator Jill Tokuda and Representative Ken Ito formally requested to be kept informed because of concerns raised by their constituents. All written responses received prior to the

signing of this report are included in their entirety in **Attachment 4**. Comments received after the completion of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

III. ANALYSIS

A. Compliance with State Land Use Legislation.

1. Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission.
The proposed zone change area is in the State Land Use Urban District. The Urban District includes lands characterized by “city-like” concentrations of people, structures, and services, while also including vacant areas for future development. The proposed zone change is consistent with the purpose of the Urban District.

B. Compliance with City Land Use Legislation.

1. General Plan of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1). The proposed zone change and the intended uses on the site adhere most directly to the following General Plan objectives and policies:

Population, Objective C:

“To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.”

Policy 4: “Direct growth...by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu’s residential population as follows:”

Distribution of Residential Population	
Location	% Share of 2025 Islandwide Population
Primary Urban Center	46.0%
Ewa	13.0%
Central Oahu	17.0%
East Honolulu	5.3%
Koolaupoko	11.6%
Koolauloa	1.4%
North Shore	1.7%
Waianae	4.0%
TOTAL	100.0%

The project site is located in the Koolaupoko Sustainable Communities Plan (KP SCP) region, which is to accommodate 11.6 percent of Oahu’s population by 2025. The DPP population projection for Oahu in 2025 is 994,632 residents, of which the KP SCP region is to accommodate 115,377

of these residents (11.6 percent). However, the DPP population projection for the KP SCP region in 2025 is 114,975 residents, which is less than the General Plan islandwide percentage share. The proposed project, accommodating approximately 150 residents, would not result in a significant increase in population, while the relatively small size of the project area would also limit the number of possible residents. Furthermore, many of the residents projected to live in the proposed senior assisted living facility are expected to reside in the region, which allows them to remain in their community.

Housing

Objective A: "To provide decent housing for all people of Oahu at prices they can afford."

Policy 13: "Encourage the provision of affordable housing designed for the elderly and the handicapped."

Objective C: "To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities."

Policy 3: "Encourage residential development near employment centers."

The proposed zone change to the A-2 District will allow the Applicant to construct a senior assisted living facility in the commercial core area of Kaneohe, which is a major employment center for the region and includes the Windward Mall. The project site is within one block of the Heeia Neighborhood Park. Section III, D, 3 of this report explains the applicability of the affordable housing requirement.

2. Chapter 24, ROH, Article 6, KP SCP. Section 24-6.5(c), ROH provides that all proposed developments in the KP SCP region be evaluated against their consistency with the vision, policies, principles, and guidelines of the Plan. The proposed zone change is evaluated in this context below:

- a. KP's Role in Oahu's Development Pattern. The KP SCP reaffirms the region's development pattern as outlined in the General Plan, which designates the central portion of the region as an urban-fringe area to remain as a predominately residential suburb with limited future population growth.

The proposed zone change is consistent with this role. The area would remain predominantly residential, with little associated population growth anticipated as a result of the proposed project.

- b. The Vision for KP. Section 2.1 states that the vision and plan of KP is to focus on "the long-term protection of community

resources and its residential character and the adoption of public improvement programs and development regulations that reflect a stable population.” A key element of the vision, with direct applications to the proposed zone change, includes the following:

- Adapt Housing and Public Works Standards to Community Character and Changing Needs. Section 2.2.5 further states the following: “Some new housing will be developed as multi-family residential buildings to provide for a choice in living environments, especially for the elderly population and smaller households. Multi-family housing should be located in the existing town core areas of Kaneohe and Kailua or should be located in other appropriately designated areas in this plan... .”

The proposed zone change would allow for new multi-family housing, as well as senior assisted living facilities, to be built in the existing town core areas of Kaneohe.

- c. Land Use Policies, Principals, and Guidelines. Specific land use items with direct applications to the suitability of the proposed zone change include the following:

Residential Use

- Section 3.6.2, General Policies, states the following: “Respond to the special needs of an aging population by providing future housing development for the elderly in a variety of living accommodations that are affordable to low- and moderate-income, gap group, and other elderly households; such as multi-generation households, group homes, assisted living units, and continuing care retirement communities. Except for multi-generation housing, these should be provided primarily outside of single-family districts.”

The proposed zone change would allow a senior assisted living facility to be constructed on site, which is located outside of the single-family districts. The application states that the typical resident will be elderly with moderate income, and that no other facilities of similar characteristics are within the vicinity.

- Section 3.6.4.3, Special Needs Housing, guidelines state the following: “Special Needs Housing comprise facilities designed for certain segments of the population with special living requirements. ... Special needs housing should be located in close proximity to transit services and commercial centers. Although special needs housing can occur at a variety of scales appropriate to the region’s neighborhoods, it is intended that multi-family housing will be the primary form used to achieve economies of scale in the development of special needs housing. Thus, it is anticipated that special needs housing will be accommodated primarily within the low-density

apartment areas and the commercial-residential mixed use areas in the Regional Town Centers.”

The project site is located in the Kaneohe Regional Town Center where transit service is readily available (the project also proposes transit services of its own for residents). The proposed senior assisted living facility project is designed as multi-family housing. The A-2 Medium-Density Apartment District being requested also exists in other areas along the fringe of the same commercial core area.

Commercial and Industrial Uses

- Section 3.7.3, Planning Principals, lists the following component as it relates to Mix of Uses in the Regional Town Centers: “Low-density apartment and special needs housing uses should be allowed in the commercial district to stimulate business activity and create a livelier environment, but not to the extent that it is inconsistent with General Plan population policies, nor to the extent that a net loss of commercial floor area is realized in the affected Regional Town Center.”

The proposed zone change would allow special needs housing to be developed near existing businesses. The number of residents (approximately 150) is not anticipated to have a significant effect on the designated population distribution for the KP region, as specified in the General Plan (see Section III, B, 1 of this report for more info).

The project site is currently vacant so no net loss of commercial floor area would occur. The nearby Windward Mall—located in the B-2 District—is comprised of existing commercial uses and has an allowable floor area ratio (FAR) of 2.5, but it is only utilizing approximately 0.58 FAR, according to DPP records. The underutilization of commercial floor area nearby indicates that the proposed zone change will not negatively impact available commercial floor area in the Regional Town Center. The DPP concludes that the proposed zone change is consistent with this planning principle.

- d. Relation to Land Use Maps. Appendix A of the KP SCP indicates that the Urban Community Boundary contains the intended extent of developed or “built-up” areas of KP’s urban fringe communities. The KP SCP land use map, Map A-2; Section 2: Kaneohe, shows that the project site is within the Urban Community Boundary. The site is also located within an area designated for Regional Town Centers on the same map, showing the desirable long-range land use pattern in the region. Appendix A defines Regional Town Centers as the main town areas of Kailua and Kaneohe, and which may contain a wide variety of uses, including commercial establishments, civic services, mixed use commercial-residential

areas, and mixed use industrial-commercial areas. The proposed zone change is consistent with this designation.

In the immediate surroundings of the project site, land use is designated for Low Density Residential (north-northwest), Institutional (west-southwest), Industrial (south-southeast), and Regional Town Centers (east-southeast).

3. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM). The KP PIM does not show any PIM symbol on the project site. The Kaneohe Park-and-Ride Facility (Windward Mall) is shown in the vicinity of Windward Mall (Symbol No. 13). Development of the project would not adversely affect the development of this PIM project. Approximately 3.2 acres of Parcel 46 would remain to be available for potential development of a park-and-ride facility.
4. Chapter 21, ROH, Article 3, Establishment of Zoning Districts and Zoning District Regulations. The Applicant's zone change proposal regarding the A-2 Medium-Density Apartment District is discussed below.

Apartment Districts—Purpose and Intent; Section 21-3.80, LUO:

- “(a) The purpose of the apartment districts is to allow for a range of apartment densities and a variety of living environments. The predominant uses include multifamily dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services. . . .
- “(c) The intent of the A-2 medium density apartment district is to provide areas for medium density, multifamily dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate. . . .”

Table 21-3, Master Use Table, of the LUO lists all the land uses permitted in each zoning district. The major difference between the proposed A-2 Medium-Density Apartment District and the existing B-2 Community Business District is the inclusion of residential uses, such as multifamily dwellings and special needs housing for the elderly, and the exclusion of commercial uses, such as retail establishments and office buildings, as permitted uses in the A-2 District. The number of uses allowed in the A-2 District (29 listed uses) is less than half of those allowed in the B-2 District (64 listed uses).

The current height limit on the project site is 40 feet. The height limit of the proposed zone change is to remain at 40 feet.

The intended land use category of special needs housing for the elderly (the senior assisted living facility) is a permitted use in the A-2 District with a CUP-Major. This use has specific development standards per

Section 21-5.610A of the LUO, allowing for modifications to the zoning district regulations. The modifications may include a density increase of 25 percent (equating to 2.4 FAR, which is less than the existing 2.5 FAR); a height limit increase of 25 percent or 30 feet, whichever is less (10 feet in this case; while general provisions allow up to 18 feet for rooftop structures/equipment); and/or a reduction of off-street parking to a minimum of one stall per four units and one guest stall per 10 units.

5. Chapter 21, ROH, Article 9, Special District Regulations, Section 21-9.10, Flood Hazard Districts. The Flood Insurance Rate Map (FIRM) 15003C0270H, revised January 19, 2011, shows the project site located entirely within Zone X (unshaded). According to the Flood Zone Definitions of the Federal Emergency Management Agency (FEMA), Zone X (unshaded) is comprised of areas with minimal flood hazard, usually above the 500-year flood level (0.2 percent annual chance of flood). The entire project site is outside the Tsunami Evacuation Zone. The project site is not subject to flood hazard regulations, including the National Flood Insurance Program, which the DLNR confirmed.
6. Ordinance 78-6, Rezoning of Land. In 1978, Ordinance 78-6 rezoned approximately 30 acres of land for the development of Windward Mall, which included the subject property. The ordinance included a UA that affects the subject property. The UA included four conditions, summarized as follows: (1) design review to ensure consistency with urban design objectives, a workable means of internal circulation, and consistency with the unique climatic conditions of Hawaii; (2) construction of a vehicular turnaround at the end of Mehana Street; (3) construction of an extension to Alaloa Street; and (4) provision of noise reduction measures. Field inspection confirmed the required vehicular turnaround on Mehana Street has not been constructed, although a public turnaround provided within the Windward Mall parking lot has been determined to comply with condition 2. All other conditions of the UA are currently in compliance.

The application proposes to remove all existing conditions from the project site area, but leave them in effect on the remainder of the parcel and mall. The existing conditions are relevant to the Windward Mall project, but this subject site was never developed as part of this project and has been a remnant area. Establishing a new legal lot by subdividing the project area from the rest of the subject property, which is the Applicant's intention, will provide clarity (for UA enforcement purposes) between existing and proposed UA conditions tied to the project area. Therefore, new, superseding conditions (recommended within this report) applicable only to this project site, along with a subdivision requirement, are recommended. The attached Bill for an Ordinance will provide for the supersession of UA conditions.

C. Compliance with Environmental Legislation.

1. Chapter 343, HRS and Title 11, Chapter 200, Hawaii Administrative Rules, Environmental Impact Statements. Section 24-6.1, ROH, defines

significant zone changes within the KP SCP area. The DPP determined that the proposed project does not qualify as a significant zone change, as defined by this section. Therefore, an environmental assessment is not required.

2. Chapter 6E-42, HRS, Historic Preservation. The subject property is not listed on the National and State Register of Historic Places.

In July 2013, T.S. Dye & Colleagues, Archaeologists, Inc., completed an archaeological assessment of the project area for the Applicant. The primary focus of the assessment was on the discovery and appropriate treatment of historical resources on site. The assessment concluded that the construction of the proposed project will have no effect on human burials and/or historic resources at the project location. The extensive land alteration and lack of cultural remains makes it unlikely that historic resources would be found during construction.

In a letter dated January 16, 2014 to Dr. Dye (included in **Attachment 3**, Agency Comments), the State Historic Preservation Division accepted the archaeological report with the understanding that a minor revision be made to identify that the project may involve future federal financial assistance. This would identify the federal nexus and why the study was conducted pursuant to the requirements and standards of the National Historic Preservation Act of 1966. The DLNR letter states that no historic properties were identified during the study and concurred with the study recommendation that no further archaeological work is necessary within the project area.

Therefore, a condition regarding historic preservation is not recommended.

3. Chapter 23, ROH, Shoreline Setbacks, and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is outside of the SMA and Shoreline Setback Line; therefore, the project site is not subject to the requirements under Chapter 25 or Chapter 23.
4. Noise and Odor. During construction, it is anticipated that there will be some short-term noise and air quality impacts due to construction equipment, grading activities, and vehicles traveling to the site. Long-term noise and air quality impacts associated with the proposed land use are anticipated to be minimal. The Applicant will be required to adhere to applicable State and City rules and regulations relating to noise and air quality control. Therefore, a condition regarding noise and odor is not recommended.
5. Visual Resources. The project area does not contain any known landmarks, although mountains are visible in the background from multiple angles. There are no protected view corridors. The proposed A-2 District has a height limit of 40 feet, which is the same as the existing B-2 District. The surrounding residential and institutional uses to the north and west are in districts regulated at 25 feet in height; the

commercial and industrial uses to the east and south are in districts regulated at 40 feet in height; and the small cemetery east of the site is in a district regulated at 25 feet in height. The proposed zone change is not expected to impact existing visual resources; therefore, a condition regarding visual resources is not recommended.

D. Social and Economic Impacts.

1. Education. The project site is within the Castle-Kahuku public school complex. The proposed project is for senior residents only so it will not impact school facilities. Discussion with the DOE staff on January 24, 2014 indicated the project is not in a school impact fee area and would not be subject to school impact fees. Therefore, a condition regarding education is not recommended.
2. Employment. The proposed project is anticipated to generate short-term employment from construction work at the project site as well as long-term employment. The application estimates that approximately 75 people, mostly from the health care industry, will work on site.
3. Affordable Housing. Resolution 09-241, CD1 applies to zone changes with residential uses and requires that no less than 30 percent of the total number of dwelling units in a project be affordable to households meeting specified income thresholds. The DPP's Affordable Housing Rules for UAs apply to projects providing a total of 10 housing units or more, unless otherwise specified in the UA of the zone change.

Special needs housing for the elderly (the senior assisted living facility) is a land use that does not trigger the affordable housing requirement. The proposed project is a special type of housing to meet the needs of a particular segment of the population and, consequently, is different from regular apartment units. The rooms do not meet the definition of "dwelling unit," as defined in the LUO, because they are not independent housekeeping units. The proposed zone change, however, would still allow other residential uses. Therefore, the DPP recommends the standard condition of approval regarding affordable housing for residential projects.

E. Public Facilities and Services. The review conducted by various agencies was based on the Applicant's zone change proposal. A summary of received comments and findings regarding specific public facilities and services are provided below.

1. Transportation. The project site fronts Alaloa Street (City owned) and Haiku Road (multiple owners; maintained by the City).

Near the site, Haiku Road consists of four lanes plus left-turn lanes at the signalized intersection of Alaloa Street; and Alaloa Street consists of two lanes with street parking on each side. Haiku Road connects the major thoroughfares of Kahekili Highway (State owned; maintained by the City), approximately 4/10 mile from site, and Kamehameha Highway (multiple

owners; maintained by the City), approximately 1/4 mile from the site. Several bus routes are accessible within a half block of the site.

The zone change application included a Traffic Impact Report (TIR), prepared by Julian Ng, Inc. in August 2013. The TIR concluded that the proposed A-2 District would have a smaller impact on traffic than the existing B-2 District, based on a comparison of likely development scenarios on the project site, and the proposed senior assisted living facility project would result in even less traffic impact. Analysis of the A-2 District was based on a 250-unit apartment building scenario—a use which would be allowed on site but is not proposed—and indicated peak hour traffic could add 155 trips (versus adding 240 trips for development under the B-2 District and 43 trips for the proposed project) with no change to Level of Service at the Haiku Road and Alaloa Street intersection, which is currently rated “B” for both a.m. and p.m. peak hours. (LOS ranges from “A” representing free flow and very little delay to “F” describing congested, over-capacity conditions and very long delays.)

The DPP recommends that access to the project area be provided on Alaloa Street because of lower traffic volume and less traffic lanes to traverse than Haiku Road. Furthermore, an alignment of the site’s driveway with the existing Windward Mall driveway across Alaloa Street is recommended in order to minimize vehicular turning conflicts. On-site development should be designed with internal walkways to lead pedestrians to the intersection crosswalks. The DPP recommends a provision for a 30-foot property line corner radius adjacent to the intersection of Haiku Road and Alaloa Street to increase the storage area for pedestrians and improve intersection sight distance. The DTS recommends that all parking and loading/unloading needs be handled on-site. Therefore, a condition regarding transportation is recommended.

The LUO allows the CUP-Major permit to consider traffic flow and control, access to and circulation within the property, and off-street parking and loading. Further study of these areas as applicable will be part of the review of the CUP-Major application.

2. Water. According to City records, existing water mains in the vicinity of the project site consist of a 12-inch BWS water main along Alaloa Street and an 8-inch BWS water main along Haiku Road. A 1-inch water lateral currently connects the site to the 12-inch water main on Alaloa Street. A Site Infrastructure Assessment (SIA), prepared by Engineering Dynamics Corporation in July 2013 for the proposed project, indicated that a new 3-inch compound water meter and water lateral connection may be required. In addition, a new irrigation submeter may be installed to participate in the ENV’s Submetering for Irrigation program.

The BWS stated that the existing water system is adequate to serve the proposed project. The BWS’s comments are based on current data and are subject to change. The final determination of water availability will be confirmed at building permit issuance. When water is made available, the

Applicant will be required to pay the BWS's Water System Facilities Charges for resource development, transmission, and daily storage, as well as comply with fire code regulations. Therefore, a condition regarding water is not recommended.

3. Wastewater. According to City records, the project site is within the Kaneohe-Kailua Wastewater Treatment Plant sewer basin. Existing sewer mains in the vicinity of the site consist of an 8-inch municipal gravity sewer main along a segment of Alaloa Street and an 8-inch municipal gravity sewer main along Haiku Road. A 12-inch municipal gravity sewer main bisects the southern portion of the subject property, outside of the project area, and connects with the 8-inch sewer main segment on Alaloa Street. A 6-inch sewer lateral currently connects the project area to the 8-inch sewer main on Alaloa Street (no other lateral connections exist on the subject property).

The SIA indicated that the existing 6-inch sewer lateral is adequate for the intended use; however, it may need to be upsized to an 8-inch sewer lateral, depending on final design. The DPP approved a sewer connection application for the proposed project in May 2013. Due to wastewater already being addressed, and to be confirmed at the time of building permits, a condition regarding wastewater is not recommended.

4. Drainage. According to City records, a municipal reinforced concrete pipe (RCP) for storm water runs along Haiku Road and Alaloa Street, varying in size from 18, 24, and 30 inches. The SIA indicated that storm water runoff on the subject property is currently intercepted by two onsite drainage systems and discharged into the municipal drainage system at two connection points (both points are located outside of the project area on the subject property). One of the onsite drainage systems serves the project area, and it would be upgraded with new development. This drainage system discharges into the municipal conduit on Alaloa Street via a 24-inch RCP drain line connection near the southeast portion of the subject property. The proposed project is not anticipated to increase the amount of storm water runoff or create any adverse impacts to downstream properties and/or the drainage system.

The proposed project requires an indirect drain connection license, and drainage issues will be addressed in greater detail during the processing of development permits. Therefore, a condition regarding drainage is not recommended.

5. Solid Waste. According to the application, solid waste will be collected and removed by a private refuse collection service. No agency comments were received concerning solid waste. Therefore, a condition regarding solid waste is not recommended.
6. Police Services. The project site is located in HPD District 4 (Kaneohe/Kailua/Kahuku). The HPD stated that an increase in the number of residents and traffic should be anticipated and considered in the planning of the project, but the proposed zone change is not

anticipated to have a significant impact on its operations at this time. Therefore, a condition regarding police services is not recommended.

7. Fire Services. The Kaneohe Fire Station No. 17 is located approximately 3/4 to 1 mile driving distance from the project site. Three BWS fire hydrants are located adjacent to the subject property, one along Haiku Road and two along Alaloa Street.

The HFD stated that the proposed development must comply with HFD requirements, such as access road standards, water supply and flow capabilities, and submission of civil drawings to HFD for review and approval. These requirements will be addressed during the building permit process; therefore, a condition regarding fire services is not recommended.

8. Emergency Management. The DEM stated that emergency safeguard considerations should be incorporated into the proposed senior housing project plans. Considerations could include a shelter-in-place venue for project residents and workers and/or an emergency evacuation shelter for the Kaneohe populace in the event of natural or manmade disasters. The DEM letter dated January 2, 2014 will be forwarded to the Applicant for consideration. The project will also be further reviewed under the CUP-Major.

9. Electrical Power. Electric power will be provided from the HECO grid. HECO has no objections to the proposed zone change, but requires access to its easements and facilities, none of which are currently located on the project site. Therefore, a condition regarding electric power is not recommended.

10. Parks and Recreation. The project site is within one block of the Heeia Neighborhood Park. The project site will be subject to Section 22-7.3 of the ROH, regarding park dedication requirements. According to the application, the Applicant intends to meet park dedication requirements by providing on-site private park space or paying an in-lieu fee.

The DPR had no objection to the approval of the zone change application, but it indicated an error in the application in regards to the park dedication requirement. Land area for parks and playgrounds is to be calculated at 110 square feet per unit or 10 percent of the maximum permitted (not project) floor area, whichever is less. Park dedication requirements will be addressed during the building permit process. Therefore, a condition regarding parks and recreation is not recommended.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing analysis, the proposed zone change from the B-2 District with a height limit of 40 feet to the A-2 District with a height limit of 40 feet is consistent with

State and City land use plans and policies, including the General Plan and the Koolaupoko Sustainable Communities Plan. The proposal also meets the purpose, intent, and development standards of the A-2 District.

With respect to supporting infrastructure, agencies did not oppose the zone change request. Existing infrastructure systems are anticipated to handle the proposed residential uses with some upgrades and/or modifications. The proposed zone change is not anticipated to have any significant negative social, economic, or environmental impacts on the surrounding land uses if the mitigation measures imposed by the recommended conditions are followed.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) recommends that a change in zoning from the B-2 Community Business District with a height limit of 40 feet to the A-2 Medium-Density Apartment District with a height limit of 40 feet be APPROVED as shown on the map marked **Exhibit A** in the attached draft Ordinance (**Attachment 5**) and subject to the Applicant's execution of a Unilateral Agreement under the provisions of Section 21-2.80 of the Land Use Ordinance (LUO) to be recorded with the Land Court of the State of Hawaii. The recommended conditions of approval include the following:

1. Transportation. The Declarant shall carry out the following requirements related to traffic and transportation improvements for the project:
 - a. Construction plans for all improvements within or affecting public streets shall be submitted for review and approval to the DPP prior to the issuance of building permits. The plans shall address the need for separate left turn lanes servicing the project site driveway and the Windward Mall driveway on Alaloa Street. Adequate vehicular sight distance shall be provided and maintained for pedestrians and vehicles.
 - b. Prior to the issuance of building permits, the Declarant shall submit a site plan for review and approval to the DPP that delineates the project site's driveway in alignment with the existing Windward Mall driveway situated on Alaloa Street, approximately 230 feet south of the intersection at Haiku Road. The Plan shall also address all parking and loading/unloading needs.
 - c. The Declarant shall establish a 30-foot property line corner radius for the property at the Haiku Road and Alaloa Street intersection and dedicate that portion of land to the City and County of Honolulu for transportation-related purposes prior to certificate of occupancy approval.
2. Affordable Housing. Prior to building permit approval for a residential use, the Declarant shall execute a binding agreement to participate in an affordable housing plan that is acceptable to the DPP, in accordance with adopted rules. The agreement shall provide for no less than 30 percent of the total number of dwelling units constructed to be affordable housing units.

3. Subdivision. Prior to issuance of building permits, the Declarant shall subdivide the project area to coincide with the zone change boundaries, and in a manner acceptable by the DPP.
4. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.
5. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied.
6. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the Project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawaii, this 10th day of February, 2014.

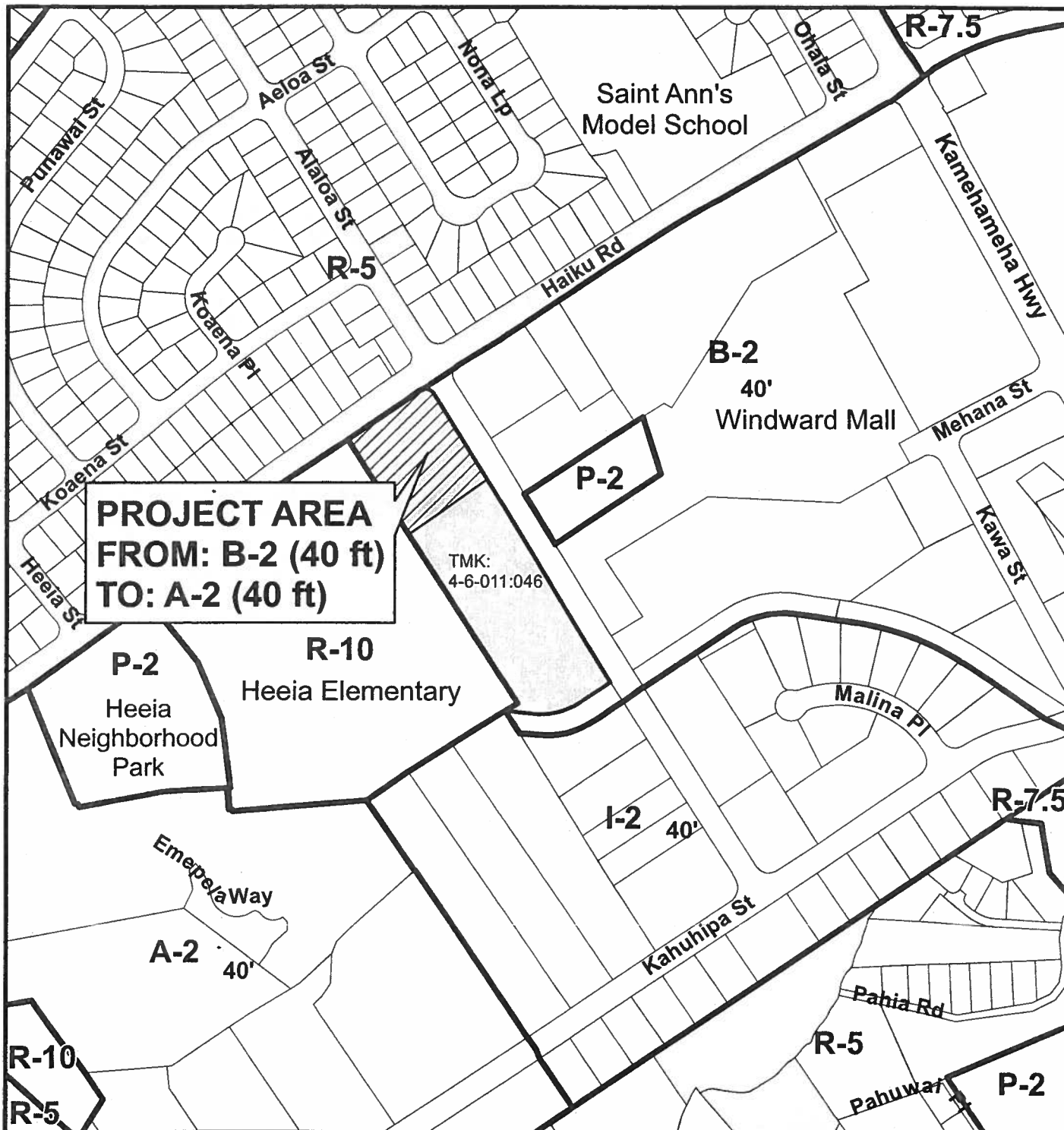
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By George I. Atta
George I. Atta, FAICP
Director

GIA:js

Attachments

**ATTACHMENT 1
(LOCATION MAP W/EXISTING
ZONING & PROPOSED ZONING)**



VICINITY MAP

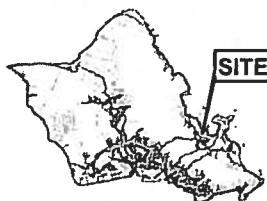
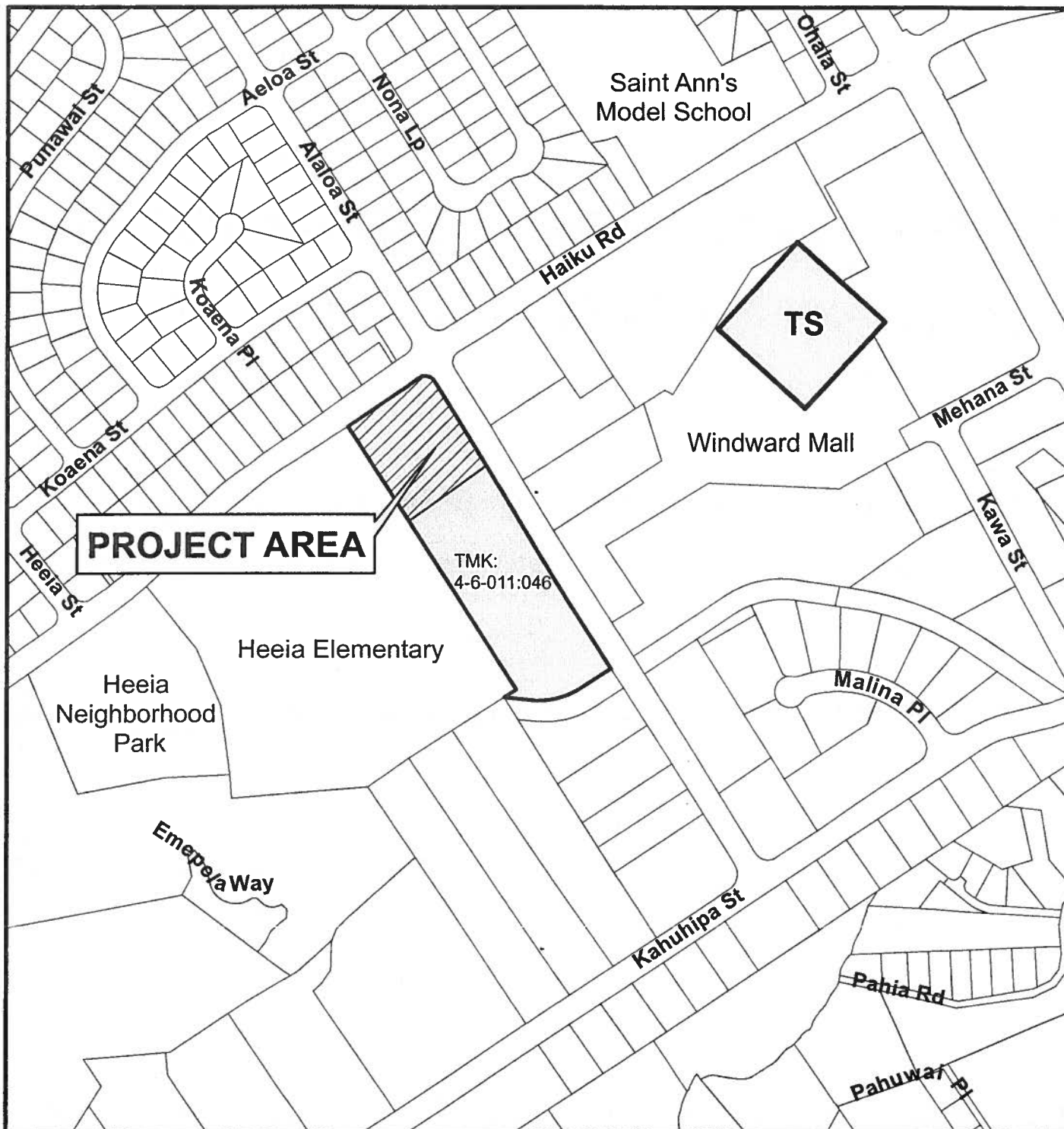


LOCATION MAP w/EXISTING ZONING & PROPOSED ZONING KANEEOHE

- Project Site
- TMK 4-6-011:046

TAX MAP KEY(S): 4-6-11: 46 (portion)
FOLDER NO.: 2013/Z-9

**ATTACHMENT 2
(PUBLIC INFRASTRUCTURE MAP)**






VICINITY MAP



PORTION OF PUBLIC INFRASTRUCTURE MAP FOR KOOLAUPOKO

KANEOHE

-  PIM
-  Project Site
-  TMK 4-6-011:046

TAX MAP KEY(S): 4-6-11: 46 (portion)

FOLDER NO.: 2013/Z-9

**ATTACHMENT 3
(AGENCY COMMENTS)**

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



December 17, 2013 10:07

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chairman
MAHEALANI CYPHER, Vice Chair
THERESA C. McMURDO
ADAM C. WONG
DAVID C. HULIHEE

ROSS S. SASAMURA, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *eyw*

SUBJECT: YOUR MEMORANDUM DATED NOVEMBER 15, 2013
REGARDING THE APPLICATION FOR A ZONE CHANGE,
2013/Z-9(TS), FROM B-2 COMMUNITY BUSINESS DISTRICT TO
A-2 MEDIUM-DENSITY APARTMENT – TAX MAP KEY: 4-6-011: 046

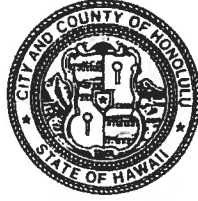
The existing water system is adequate to accommodate the proposed zone change. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

If you have any questions, please contact Robert Chun at 748-5443.

DEPARTMENT OF COMMUNITY SERVICE
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792



KIRK CALDWELL
MAYOR

13 DEC 18 P1:17

PAMELA A. WITTY-OAKLAND
DIRECTOR

GARY K. NAKATA
DEPUTY DIRECTOR

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

December 16, 2013

Mr. George I. Atta, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

SUBJECT: Application for Zone Change from B-2 Community Business District
to A-2 Medium-Density Apartment District
46-64 Alaloa Street, Kaneohe, Oahu
Tax Map Key: 4-6-11: 46 (portion)
Project File Number 2013/Z-9

We have reviewed your letter dated November 15, 2013, and the information provided for this Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District; 46-64 Alaloa Street, Kaneohe, Oahu, Tax Map Key: 4-6-11: 46 (portion).

Our review of the information provided indicates that the proposed project will have no adverse impacts on any Department of Community Services' activities or projects at this time.

Thank you for providing us with the opportunity to comment on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela A. Witty-Oakland".

Pamela A. Witty-Oakland
Director

PAW:sk

Stamp 11/26/13

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

KIRK CALDWELL
MAYOR



DEC 30 A8:39

CHRIS T. TAKASHIGE, P.E., CCM
DIRECTOR

MARK YONAMINE, P.E.
DEPUTY DIRECTOR

December 27, 2013

Memorandum

To: George I. Atta, FAICP, Director
Department of Planning and Permitting

From:  Chris Takashige, P.E., CCM, Director

Subject: Application for a Zone Change from B-2 Community Business District to
A-2 Medium-Density Apartment District; 46-64 Alaloa Street, Kaneohe,
Oahu Tax Map Key: 4-6-11: 46 (portion)

The Department of Design and Construction does not have comments to offer on the subject project.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me at x88480.

CTT:cf (540631)

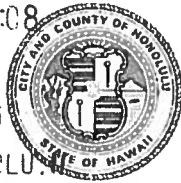
DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
PHONE: (808) 723-8960 • FAX: (808) 523-3439

'14 JAN -6 AM 10:08

KIRK CALDWELL
MAYOR

DEPT. OF PLANNING
AND CONSTRUCTION
CITY & COUNTY OF HONOLULU



MELVIN N. KAKU
DIRECTOR

PETER J.S. HIRAI
DEPUTY DIRECTOR

January 2, 2014

TO: George I. Atta, FAICP, LEED AP, CEI
Director

FROM: Melvin N. Kaku
Director

A handwritten signature in dark ink, appearing to read "Melvin N. Kaku", is written over the printed name and title.

SUBJECT: Comments on Application for a Zone Change for Project File No. 2013/Z-9

The City and County of Honolulu, Department of Emergency Management (DEM) recognizes the need to accommodate the increasing development of senior assisted living housing. We also recognize that emergency safeguard considerations need to be built into new senior housing plans being developed to include residential apartment spaces and overall structure of buildings which can serve as:

- Shelter-In-Place venues for seniors and assisted living staff workers in the event of a possible hazardous material dispersed into the atmosphere or natural / man-made disaster event
- Emergency Evacuation Shelter to accommodate the increasing number of people in the Kaneohe area in the event of a hurricane, fire or other disaster that would force people to seek shelter away from their homes

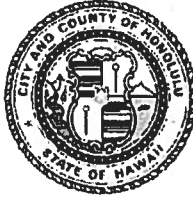
Your consideration to include these features in the new senior assisted living housing building construction plans would be greatly appreciated. Should you have any questions, feel free to contact me at 723-8960.

Scanned 1-10-2014

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

KIRK CALDWELL
MAYOR



14 JAN 13 P3:37 LORI M.K. KAHIKINA, P.E.
DIRECTOR

TIMOTHY A. HOUGHTON
DEPUTY DIRECTOR

DEPT. OF PLANNING
AND PERMITTING
CITY AND COUNTY OF HONOLULU
ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO
PRO 14-002

January 10, 2013

MEMORANDUM

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Ross S. Tanimoto*
LORI M.K. KAHIKINA, P.E., DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY
BUSINESS DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT; 46-64 ALALOA STREET, KANEOHE, OAHU, TAX MAP
KEY: 4-6-11:46 (PORTION)

We have reviewed the subject document as transmitted to us by your memo dated November 15, 2013, reference number 2013/Z-9 (ts), and we do not believe the proposed zone change will significantly impact our services or facilities.

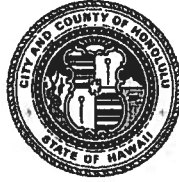
Should you have any questions, please call Lisa Kimura, Civil Engineer, at 768-3455.

SCM: [illegible]

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

December 6, 2013

TO: GEORGE ATTA, FAICP, LEED AP, CEI, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MANUEL P. NEVES, FIRE CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY
BUSINESS DISTRICT TO A-2 MEDIUM-DENSITY APARTMENT
DISTRICT
46-64 ALALOA STREET
KANEEOHE, OAHU
TAX MAP KEY: 4-6-011: 046 (PORTION)

13 DEC 10 AM 05
DEP
AND
CITY

In response to your memorandum dated November 15, 2013, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA1; UFCTM, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter

8-11-13

constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFC™, 2006 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or sbratakos@honolulu.gov.



ROLLAND J. HARVEST
Assistant Chief

RJH/SY:jl

PROPOSAL

- : The Applicant proposes to change the zoning of approximately 1.6 acres of land representing a portion of one parcel (TMK: 4-6-11: 46) from the B-2 Community Business District with a height limit of 40 feet to the A-2 Medium-Density Apartment District with a height limit of 40 feet. The purpose of the proposed zone change is to develop senior assisted living housing. If the zone change is granted, the project will need a Conditional Use Permit (CUP) which will require further public input.

DEPARTMENT COMMENTS:

PROJECT FILE NUMBER 2013/Z-9

Thank you for the opportunity to review the subject application.

This project should have no significant impact on the operations of the Honolulu Police Department at this time. However, an increase in the number of residents and traffic should be anticipated and considered in the assessment process.

If there are any questions, please contact Major John McEntire of District 4 at 723-8626 or via e-mail at jmcentire@honolulu.gov.

2013 DEC 11 PM 4 19
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU



RANDAL K. MACADANGDANG, Assistant Chief
Support Services Bureau

Signature / Date December 6, 2013

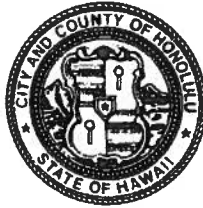
2013 Dec 11

DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

13 NOV 27 P2:53

KIRK CALDWELL
MAYOR



TONI P. ROBINSON
DIRECTOR

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU
JEANNE C. ISHIKAWA
DEPUTY DIRECTOR

November 29, 2013

MEMORANDUM

TO: George I. Atta, FAICP, Director
Department of Planning and Permitting

FROM: Toni P. Robinson *Toni P. Robinson*
Director

SUBJECT: Application for a Zone Change from B-2 Community Business District to A-2 Medium – Density Apartment District; 46-64 Alaloa Street, Kaneohe, Oahu; Tax Map Key: 4-6-11: 46 (portion)

Thank you for the opportunity to review and comment on the subject Application for Zone Change to permit construction of approximately 118 senior assisted living housing units.

The Department of Parks and Recreation is of the opinion that, Section 6.5 of the application stating the Plaza at Kaneohe will provide a private park or pay an in-lieu fee based on a park dedication formula of 10 percent of the total living area is in error. According to the Park Dedication Ordinance, the private park or in-lieu fee is based on a park dedication of 110 square feet per unit or a formula of 10 percent of the maximum permitted floor area.

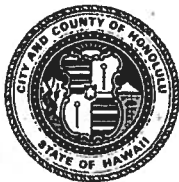
Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

TPR:jr
(539531)

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR



*13 DEC 23 A8:56

MICHAEL D. FORMBY
DIRECTOR

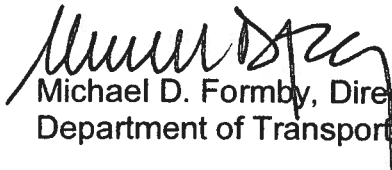
DEPT. OF
AND
CITY & COUNTY OF HONOLULU
MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP11/13-539485R

December 19, 2013

MEMORANDUM

TO: George I. Atta, FAICP, Director
Department of Planning and Permitting

FROM: 
Michael D. Formby, Director
Department of Transportation Services

SUBJECT: Application for a Zone Change from B-2 Community Business District to
A-2 Medium-Density Apartment District; 46-64 Alaloa Street, Kaneohe,
Oahu; Tax Map Key: 4-6-11: 46 (portion)

This is in response to your memorandum dated November 15, 2013, requesting our review and comment on the above zone change application for the project file number 2013/Z-9.

We have the following comments and recommendations:

1. All parking needs for the proposed facility should be handled off-street.
2. All loading/unloading needs should be handled on-site.

Should you have any questions, please contact Renee Yamasaki of my staff at Local 88383.

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 24, 2013

City and County of Honolulu
Department of Planning and Permitting
Attention: George I. Atta, Director
Mr. Tim Streitz
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: tstreitz@honolulu.gov

Dear Mr. Atta and Mr. Streitz,

SUBJECT: Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District; 46-64 Alaloa Street, Kaneohe, Oahu; Tax Map Key: 4-6-11: 46 (portion); Project File Number 2013/Z-9

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (1) Land Division – Oahu District; (2) Commission on Water Resource Management; and (3) Engineering Division. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)

Stamped 11/21/13



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 26, 2013

MEMORANDUM

TO: DLNR Agencies:
Div. of Aquatic Resources
Div. of Boating & Ocean Recreation
☒ Engineering Division
Div. of Forestry & Wildlife
Div. of State Parks
☒ Commission on Water Resource Management
Office of Conservation & Coastal Lands
☒ Land Division Oahu District
☒ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: The Plaza at Kaneohe, Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District

LOCATION: 46-64 Alaloa Street, Kaneohe, Oahu, Tax Map Key: 4-6-11: 46 (portion)

APPLICANT: MW Group, Ltd.

Transmitted for your review and comment on the above-referenced document. If we have not provided you with a CD-ROM, the document can be found here:

1. Go to: <http://op01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LDVisitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "The Plaza at Kaneohe, Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District", then click on "Files" and "Download a copy".

We would appreciate your comments on this document. Please submit any comments by December 24, 2013. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- () We have no objections.
(☒) We have no comments.
() Comments are attached.

Signed: [Signature]
Print Name: [Signature]
Date: 12/3/13

cc: Central Files

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RECEIVED
LAND DIVISION

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



2013 DEC 18 P. 2:34

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 26, 2013

MEMORANDUM

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☐ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division Oahu District
- ☒ Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

The Plaza at Kaneohe, Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District

LOCATION:

46-64 Alaloa Street, Kaneohe, Oahu, Tax Map Key: 4-6-11: 46 (portion)

APPLICANT:

MW Group, Ltd.

Transmitted for your review and comment on the above-referenced document. If we have not provided you with a CD-ROM, the document can be found here:

1. Go to: <https://p013d.dlnr.hawaii.gov/LD>
2. Login: Username: LDVisitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "The Plaza at Kaneohe, Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District", then click on "Files" and "Download a copy".

We would appreciate your comments on this document. Please submit any comments by December 24, 2013. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- ☒ We have no objections.
- ☐ We have no comments.
- ☐ Comments are attached.

Signed:

Print Name:

Date:

12/6/2013

cc: Central Files

FILE ID: RFD, 5471.3
DOCID: 11325

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RECEIVED
LAND DIVISION

2013 DEC 23 P. 3:19

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 26, 2013

MEMORANDUM

TO: FR.

DLNR Agencies:

Div. of Aquatic Resources
Div. of Boating & Ocean Recreation

☒ Engineering Division

Div. of Forestry & Wildlife

Div. of State Parks

☒ Commission on Water Resource Management

Office of Conservation & Coastal Lands

☒ Land Division Oahu District

☒ Historic Preservation

FROM: T.

SUBJECT:

Russell Y. Tsuji, Land Administrator

The Plaza at Kaneohe, Application for a Zone Change from B-2 Community
Business District to A-2 Medium-Density Apartment District

LOCATION:

46-64 Alaloa Street, Kaneohe, Oahu, Tax Map Key: 4-6-11: 46 (portion)

APPLICANT:

MW Group, Ltd.

Transmitted for your review and comment on the above-referenced document. If we have not provided you with a CD-ROM, the document can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "The Plaza at Kaneohe, Application for a Zone Change from B-2 Community Business District to A-2 Medium-Density Apartment District", then click on "Files" and "Download a copy".

We would appreciate your comments on this document. Please submit any comments by December 24, 2013. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- () We have no objections.
() We have no comments.
(✓) Comments are attached.

Signed:

Print Name: Cary S. Chang, Chief Engineer

Date: 12/28/13

cc: Central Files

Scanned 11/21/2013

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/SteveMolmen
RE:PlazaKaneoheChangeZoneApplication
Oahu.:944

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The National Flood Insurance Program does not have any regulations for developments within Zone X.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4884 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____
- () Other: _____

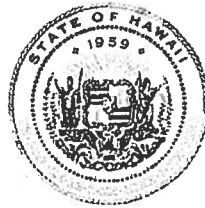
Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 12/20/13

Stamped 1101669

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES**

601 Kamokila Boulevard, Suite 555
Kapolei, HI 96806

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

January 16, 2014

Thomas S. Dye, Ph.D.
T.S. Dye & Colleagues, Archaeologists, Inc.
735 Bishop Street, Suite 315
Honolulu, Hawaii 96813

LOG NO: 2013.5225
DOC NO: 1401NN03

Dear Dr. Dye,

**SUBJECT: Chapter 6E-42 and National Historic Preservation Act Section 106 Review –
Draft Archaeological Assessment Report for Plaza at Kāneʻohe, Assisted Living Center
Heʻeia Ahupuaʻa, Koʻolaupoko District, Island of Oʻahu
TMK (1) 4-6-011: 046 (portion)**

Thank you for the opportunity to review the draft report titled, *Archaeological Assessment for the Proposed Plaza at Kaneohe, Assisted Living Center, Heʻeia Ahupuaʻa, Koʻolaupoko District, Oahu Island, TMK: (1) 4-6-011:046* by DiVito et al. (July 19, 2013). This document was prepared for MW Group Ltd. and was received by our office on September 3, 2013. We apologize for the delayed review and thank you for your patience. The proposed 148-bed assisted living center parcel is located at 46-068 Alaloa Street in Heʻeia, Oʻahu. The Area of Potential Effect (APE) is defined as a 71,000 ft² leased parcel located in the northwest portion of a 4.802-acre parcel owned by B.P. Bishop Trust Estate. The APE constitutes approximately a third of the total area of the parcel. Ground disturbance is expected throughout the APE. Although the report mentioned that the investigation was conducted pursuant to the requirements and standards of the federal historic preservation law, including Section 106 of the National Historic Preservation Act of 1966 (NHPA), the federal nexus triggering a Section 106 process was not identified. According to Daniel Cody of MW Group Ltd., the proposed project may involve future federal funding. This meets the definition of an undertaking provided in 36 CFR Part 800.16(y), as it involves federal financial assistance. Please include this information in the report.

The field work for this study consisted of a 100% pedestrian survey and excavation of a single backhoe trench within the APE. The surface survey indicated that the area has been graded and leveled for the existing parking lots and small grassy curb areas that make up the majority of the APE. The backhoe trench was excavated parallel to Alaloa Street and was situated across from the St. Ann's Catholic Church Cemetery. The location was chosen because of its proximity to the cemetery. No historic properties were identified during the pedestrian survey or the subsurface testing. Therefore, no further work is indicated. We concur with your recommendation that no further archaeological work is necessary within this project area.

This report meets the requirements of HAR §13-276-5 (a) and (c). It is **accepted with the understanding that the minor revision mentioned above will be made.** Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Please contact Deona Naboa at (808) 692-8015 or at Deona.Naboa@hawaii.gov if you have any questions regarding this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Oahu Lead Archaeologist

**ATTACHMENT 4
(COMMUNITY COMMENTS)**

Streitz, Timothy

From: Liu, Rouen [rouen.liu@heco.com]

Sent: Monday, December 23, 2013 2:52 PM

To: Streitz, Timothy

Subject: Zone change for Senior Assisted Living in Kaneohe at 46-64 Alaloa street - Response from Hawaiian Electric Company

Dear Mr. Streitz,

Thank you for the opportunity to comment on the subject application. Hawaiian Electric Company has no objections to the proposed zone change. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities.

We appreciate your efforts to keep us apprised of the subject project in the planning process. As the Senior assisted living housing project comes to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities.

If you have any questions, please call me at 543-7245.

Sincerely,

Rouen Liu
Permits Engineer
Hawaiian Electric Company

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1/7/2014

November 25, 2013

Mr. George I. Atta, FAICP, Director
City and County of Honolulu
Department of Planning and Permitting
640 S. King St., 7th Floor
Honolulu, HI 96813

RECEIVED

'13 NOV 27 P3:11

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

Re: Plaza at Kane'ohe 46-068 Alaloa Street
2013/Z-9

Dear Mr. Atta:

I have lived in Kaneohe since our parents bought their home here in Crown Terrace in 1964. I have the opportunity to be home half of the week.

I get to see the pedestrian traffic before and after school coming from Kahuhipa Street and Haiku Road, at bus stops and those just walking to the mall. I have a really big "Safety" issue with a project that will add more senior vehicle traffic next to an elementary school area and across the very busy driveways of Windward Mall.

Who visits seniors? Seniors. Seniors will probably not be on the road in the evening, after school traffic and activities, but, will be on the road during the peak of school while our children are walking to and from school perhaps? What about Seniors crossing the street that everyone speeds on?

Will the senior assisted living facilities take away the spirit of the elementary school and the activities in the area?

Pohai Nani is nicely tucked away at the foot of the mountain and has its own driveway, not adjacent to any school. Whoever planned that did a great job, and really deserves a lifetime of praise! Hawaii Kai also has theirs tucked in the back a little.

I hope that there are more parents that care for the safety of their children, grandchildren, nieces and nephews.

I may be wrong, but the only logic I see is that Kam Schools want to generate income on the property they own. At what price, though? The safety of our children and this community.

I do not want to see this kind of facility at this location for the reasons above.

Thank you,



TeriLynn Sato

46-228 Koaena ST.
Kaneohe, HI 96744



HAWAII STATE LEGISLATURE

STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813

'13 OCT 22 P1:13

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

October 21, 2013

George Atta, Director
City and County of Honolulu
Department of Permitting and Planning
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr Atta:

A number of our constituents have raised concerns about The Plaza at Kaneohe, the development project proposed at the corner of Alaloa Street and Haiku Road. Their issues include but are not limited to the scale of the project, impacts on the surrounds community, and the overall design.

In light of these concerns raised to us, we would formally like to request that we be added to any mailing lists in regards to hearings, notices and/or decisions related to the proposed project.

Thank you for considering our request. If you have any questions or concerns, please do not hesitate to call us at 587-7215 or 586-8470, respectively.

Sincerely,

SENATOR JILL N. TOKUDA
Hawaii State Senate
District 24

REPRESENTATIVE KEN ITO
Hawaii State House of Representatives
District 49

cc: Councilmember Ikaika Anderson

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.dpp.org • CITY WEB SITE: www.honolulu.gov

2013/2-9

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2013/ELOG-2044(pl/ts)

November 12, 2013

The Honorable Jill N. Tokuda
State Senate
415 South Beretania Street, Room 218
Honolulu, Hawaii 96813

The Honorable Ken Ito
State House of Representatives
415 South Beretania Street, Room 432
Honolulu, Hawaii 96813

Dear Senator Tokuda and Representative Ito:

This is in response to your letter of October 21, 2013, requesting the Department of Planning and Permitting (DPP) add your offices to any mailing lists for hearings, notices, and/or decisions related to The Plaza at Kaneohe (Project).

We have added you to the mailing list for the pending zone change for this project (Tax Map Key: 4-6-11: 46, DPP File No. 2013/Z-9). We are currently reviewing the application for completeness.

This zone change application proposes to rezone the site from the B-2 Community Business District to the A-2 Medium Density Apartment District. Under the A-2 District, the Applicant can request a Conditional Use Permit (CUP) for special need housing for the elderly.

The zone change application process involves many opportunities for public input. Prior to submitting an application, the Applicant is required to present the Project to the Neighborhood Board, which was already made on June 20, 2013. Once the application for zone change is accepted for processing, property owners within 300 feet of the Project site are notified. In addition, a notice is sent out to other stakeholders, such as governmental agencies, community organizations, elected representatives, and the media. After review, the DPP will make its recommendation to the Planning Commission, which holds a public hearing and makes a recommendation to the City Council. The City Council also holds a public hearing, while collecting written and oral testimony at all of its public meetings regarding the Project, before voting to approve or deny the proposed zone change. All public hearing notices for the Planning Commission and City Council are published in the Honolulu Star-Advertiser.

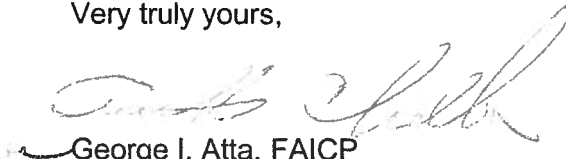
Cancel

The Honorable Jill N. Tokuaa
State Senate
The Honorable Ken Ito
House of Representatives
November 12, 2013
Page 2

If the City Council approves the zone change to the A-2 Medium Density Apartment District, the owner and/or applicant may then submit an application for the CUP. Prior to acceptance, and during the processing of the CUP, there are two additional opportunities for public input on the proposal. Similar to the zone change process, the Applicant is required to present the Project to the Neighborhood Board prior to submitting their application for the CUP. After the Application is accepted for processing, the DPP holds a public hearing. Once again, property owners within 300 feet of the Project site, and the same stakeholders (governmental agencies, community organizations, elected representatives, and the media), are notified of the hearing. The public hearing notice for the CUP is also published in the Honolulu Star-Advertiser. A decision letter will be mailed to persons who request a copy at the public hearing.

Thank you for your interest in the zone change and CUP processes. If you have any questions, please contact me at 768-8000.

Very truly yours,



George I. Atta, FAICP
Director

GIA:js

**ATTACHMENT 5
(DRAFT ORDINANCE)**



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT KANEOHE, OAHU, HAWAII

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 22 (Heeia-Kaneohe-Maunawili), Ordinance 86-123, is hereby amended as follows: Land situated at 46-064 Alaloa Street, Kaneohe, Oahu, Hawaii hereinafter described, is hereby rezoned from the B-2 Community Business District with a height limit of 40 feet to the A-2 Medium-Density Apartment District with a height limit of 40 feet. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Key: 4-6-011: 046.

SECTION 2. Ordinance 78-6 is amended to release the land rezoned by this ordinance from all conditions of the Unilateral Agreement attached thereto as Exhibit "B" and incorporated therein by reference (the "78-6 UA"). This release shall apply only to the land rezoned by this ordinance. The 78-6 UA shall continue in full force and effect for all other lands subject thereto.

SECTION 3. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

DPP13Z-9.B14



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

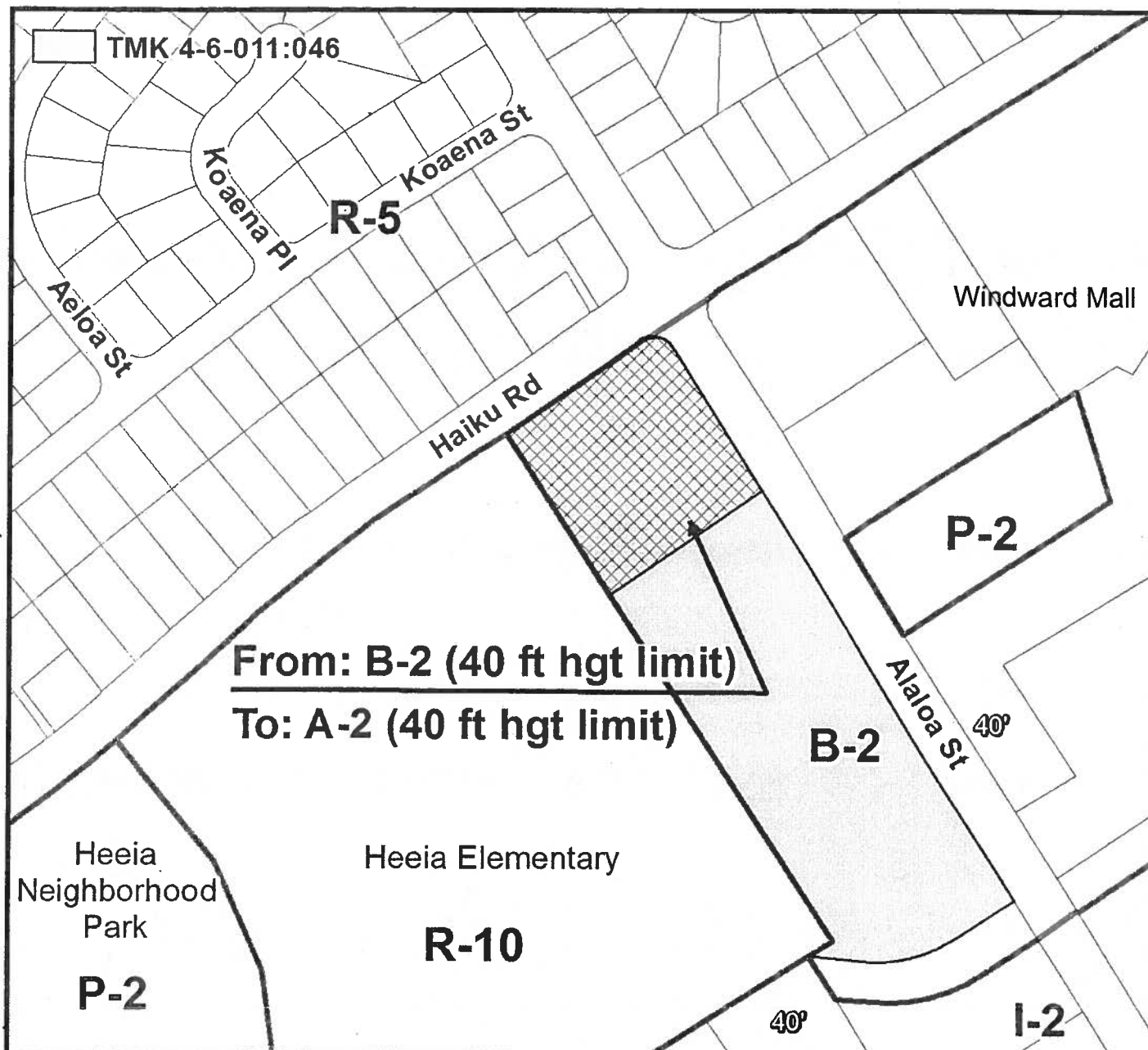
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

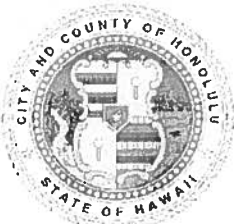
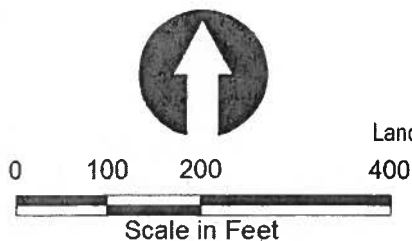
APPROVED this _____ day of _____, 20 _____.

KIRK CALDWELL, Mayor
City and County of Honolulu



PORTION OF
ZONING MAP No. 22
(Heeia-Kaneohe-Maunawili)

Land situated at the southwesterly corner of the Haiku Rd/Alaloa St intersection.



APPLICANT: MW Group, Ltd.
TAX MAP KEY(S): 4-6-011:046 (portion)
FOLDER NO.: 2013/Z-9
LAND AREA: 69,576 sf
PREPARED BY: DEPT. OF PLANNING AND PERMITTING
 CITY AND COUNTY OF HONOLULU
PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD. NO.

2013/Z-7

EFF. DATE:

EXHIBIT A

BILL

EXHIBIT B

DRAFT UNILATERAL AGREEMENT INCORPORATING THE CONDITIONS RECOMMENDED BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the Council